

Providence City Planning Commission Minutes

Providence City Office Building

15 South Main, Providence UT 84332

February 24, 2016 6:00 pm

Chairman: Larry Raymond

Attendance: Heather Hansen, Barry Nielsen, Wendy Simmons

Excused: Robert James

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of February 10, 2016.

Page 2, line 36 – change everything to everyone

Motion to approve the minutes of February 10, 2016: W Simmons, second – H Hansen

Vote: Yea: H Hansen, B Nielsen, L Raymond, W Simmons

Nay: None

Abstained: None

Excused: R James

Public Hearing (6:00 pm): The Providence City Planning Commission will hold a public hearing to receive public comment on a request by Ironwood Development Group, LC, to rezone Parcels No. 02-0096-0001 and 02-096-0049, generally located at 485 West 100 South and 450 West 100 South, from Agricultural (AGR) to Multi Family High Density (MFH).

- Craig Winder, Ironwood Development, gave a brief summary of what the developers intend to do with the rezoned parcels. They want to develop an apartment community. Mixed use and commercial zones are located nearby. MFR and MFM are east of this property. MFH supports the commercial district. He emphasized they are going to build something the City can be proud of and the target demographic will have disposable income; they are millennials who prefer access to amenities over ownership. Market rate rental community makes sense for this area.
- H Hansen asked if the development will be built in phases.
- C Winder said he didn't think so.
- An audience member asked how many units will go in.
- C Winder said MFH allows for 18 units per acre; however 180 units will not be going in because of the amenities that will be provided.
- David Brand, 261 S. 425 W., commented about millennials in Cache Valley. The demographic here in Cache Valley is different than in the rest of the nation.
- C Winder said it is important to appeal to a broad demographic of consumers to support commercial development. The broader demographic you can attract the better.
- J Jackson said Riverwoods in Logan is at 90% occupancy, 20% premium on rentals.
- Mark Thompson disagreed with those numbers; he thinks it is quite a bit lower.
- H Hansen said she met with Brian Carver at BRAG, he said the vacancy rate in Providence is 4.7%, average in the community is about 5%, higher rent apartment vacancy rates are lower.
- Rex Gustaveson asked the Planning Commission what the master plan shows for this piece of property right now.
- L Raymond said it is currently zoned AGR.
- R Gustaveson said once this area is taken up in housing, there will be no option for retail, which is a concern.
- Brian Cox, 200 West, said his concern was whether or not the sewer system could handle that kind of density. He had concerns about trunk lines and roots. He asked the Planning Commission if the infrastructure is in place to handle all the new development that is coming.
- Mark Thompson said he also had concerns about infrastructure. He has concerns about the sewer and water capacities to handle the growth. He feels the City needs the tax revenue from commercial business. He requests the Planning Commission to make sure the infrastructure is there and also to not give up potential commercial property for residential property.

- Michelle Palmer, 437 W. 300 South. She also had concerns about having adequate water and asked how the school system would be able to accommodate more children. Does the City have the space at the elementary school and middle schools for the extra children?
- Morris Poole, owns business on 100 North, Providence Professional Center. He also owns three acres in that area that is zoned commercial. He said this development would be excellent in supporting the commercial businesses that are already nearby. He does not think all sewage flows to 100 N, some it will flow south. Greatest problem is property taxes. As long as taxes are so high in Providence commercial businesses will question whether or not they should locate to Providence.

Public hearing closed at 6:25 pm. Discussion with the developers and the Planning Commission continued.

- L Raymond said before any recommendations are made to the City Council, there are issues and questions that need to be answered.
- H Hansen said City Council does not have to follow the Planning Commission's recommendations and she encouraged audience members to attend the City Council meeting when it has a public hearing.
- J Jackson said he would like to address any questions the Planning Commission may have at this time in an effort to clear up any unanswered questions.
- C Winder said it will be up to the City to decide if current infrastructure is sufficient. The developer's contribution will be in paying impact fees. Tonight is not the approval of a process, just a thumbs up or thumbs down to a rezone application. The City Council and the Planning Commission will have ample opportunity to weigh in on the issues. As far as impact on schools, he does not have a specific response, other than to say there will be 140-150 units in this particular apartment complex.
- J Jackson said as far as the schools go, these projects come into communities all the time, and schools are a common concern. However, to deny a project on the basis that the schools cannot handle the influx of children is not realistic. Population growth provides tax revenues for schools. Growth factors are taken into consideration when new schools are built. There is potential that a new sewer line will be run down 100 South, but that is an issue that will be resolved as the project moves forward. Right now, they just want to know if the Planning Commission is on board to move forward.
- L Raymond said the only problem he sees is if there is a group of investors and this turns out to be more money than they want to commit, then some of the issues need to be determined before it is too late. Once something is zoned, it is zoned that way until someone goes through the rezone process again to change the zone.
- J Jackson said it does not make sense to do all the engineering studies before they even know if the City is willing to move forward with the project.
- H Hansen said they aren't suggesting this not move forward until all studies are done, just some preliminary ideas as to whether or not the City infrastructure and water can handle the growth.
- C Winder asked if the City has undertaken any efforts to see if the infrastructure can handle the growth if these properties are zoned MFH or MXD.
- H Hansen said the Planning Commission hasn't even approved the master plan that makes this area high density; the Commission is currently in the process of going through the general plan.
- S Bankhead said the City engineer can do a report to see how MFM and MFH density will impact the infrastructure.
- M Thompson said a decision cannot be made on whether or not this can be rezoned high density without the studies being done, and that is a time process. It is not good planning to approve the rezone, then find out they City isn't ready for the growth.
- H Hansen asked what the building time line is.
- J Jackson said he isn't sure. The market study needs to be done first. There are a lot of factors that need to be considered, but they are willing to look into those factors. Could be a 1-5 year project.
- H Hansen asked if there would be a time issue if this were to be continued.
- J Jackson said there isn't. The developer is willing to let the time process play out. The land contract is a bit of an issue, but even then, there is time to let this go through the proper process.
- M Poole said the road needs to be considered too. The City has received money to finish that road. What is the City planning for that road?
- S Bankhead said property acquisition will be completed this week, then design will be finished in about 90 days. COG will have to review the design, then it will go out for bid. The right of way is 80', all the way to 100 S, after that it is 66'.

- D Brand said the issue of the school still needs to be addressed. What is the district planning to do for the growth that is coming? If we continue to overcrowd schools, quality of education will suffer.
- M Thompson said the school is its own issue and it will be an on-going issue. The City has no control over that. It is a county and school district issue.
- L Raymond said the Planning Commission needs to know what kind of infrastructure is here, what it can handle and what upgrades will need to be made. City engineer and public works will have to be contacted.
- H Hansen asked the developers to comment on the amenities that will be available.
- J Jackson said club room, pool, spa, outdoor reception area, workout facilities, internet connections, hardwood floors, granite countertops on the interior. A walking path that will fit into the master plan will be added.

Action Item:

Item No. 1. Rezone Request. The Providence City Planning Commission will consider for recommendation to the City Council a request by Ironwood Development Group, LC, to rezone Parcels No. 02-0096-0001 and 02-096-0049, generally located at 485 West 100 South and 450 West 100 South, from Agricultural (AGR) to Multi Family High Density (MFH).

Motion to continue the rezone request until next meeting: H Hansen, second – B Nielsen

Vote: **Yea:** **H Hansen, B Nielsen, L Raymond, W Simmons**
 Nay: **None**
 Abstained: **None**
 Excused: **R James**

Study Items:

Item No. 1. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the definitions for zoning districts.

SFR:

- All issues covered in previous meetings in regards to Item H. Industry and Manufacturing for SFE, SLF and SFT can be included in SFR, and are as follows (minutes taken from the 2/10/16 meeting):
 - H Hansen felt Bakery/Confectionery sales be allowed as a home based business in all zones. No stores (store fronts) should be allowed in SFT; they should be moved to commercial only. Laundry Services (pick-up and delivery) should be allowed as a conditional home-based business, but not laundry/dry cleaning store. Counter top and cabinet shop should not be allowed as a home based business. Bldg. Maintenance & Repair Service should be allowed as a home based business.
 - S Bankhead asked if Auto Repair should be allowed as a conditional use in the CGD.
 - H Hansen said they could be conditional use in either CHD or CGD. Auto repair could be allowed as a conditional use. H.1, 2, 3, 5 and 6, as well as counter top shop, could be allowed as conditional use home based business in SFT, AGR, SFE, SFL, and SFT.
 - S Bankhead said some of these home based businesses will have to be listed as conditional use so that hazard waste can be discussed.
 - H Hansen asked for a definition of light manufacturing.
 - S Bankhead read the light manufacturing definition. She suggested being very careful in allowing light manufacturing as a home based business. That is an area where business growth represents area growth and expansion.
 - H Hansen felt commercial crop production could be permitted in SFT and SFR.
- SFM and SFH will be discussed at next meeting.

Item No. 2. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning Commission will consider code amendments to the Use Chart including but not limited to adding the words “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

- This item is combined with Study Item No. 1.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will consider a code amendment adding Chapter 6 Condominium Approval to Providence City Code Title 11 Subdivision Regulations.

- L Raymond – 11-6-2.A.5 - eliminate the word “to” in phrase “which to provide”. Staff Review: 11-6-3.A.1 needs clarification. Conversion needs to be clarified to read “Fire Marshall shall inspect each structure converted to condominiums.”
- H Hansen asked about townhomes being converted to condominiums.
- S Bankhead said this refers more to office buildings originally designed to be owned by one person and rented out, then the owner decides to convert to condos so they can sell individual units. That is why the word conversion is in there.
- H Hansen clarified that as a building is divided into condos, each condo gets its own property tax identification number.
- H Hansen asked about landscaping requirements.
- S Bankhead said it falls under the commercial landscaping code. If the footprint isn’t changed on a conversion there would be no new landscaping requirements. If the footprint is changes, then there would be new landscaping requirements.
- H Hansen asked about recording fees. She felt it needs to be specified as to who pays for those fees. 11.6.5.b.1 – should add “as defined by city ordinance/code.” 11.6.2.A.2.f – “Providence City will bill the Condominium Association, not individual units.” refers to information submitted for approval, but last page refers to establishment of a condominium association. Does that have to be done before or after plat approval?
- S Bankhead said before.
- H Hansen asked if that could be specified.
- S Bankhead asked if the condo ordinance should be scheduled for next meeting.
- The Commission said it could go to public hearing at the next meeting.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- S Bankhead said there is a development coming in Millville and they are running a road that will connect into Providence. Millville City wants to know if Providence is interested in that road or if they should have the developer do a cul-de-sac. This will be located straight south of 100 East before it makes the turn into Canyon Road. The road would not connect directly into 100 East, but Bessie Lane could be where the connection is.
- The Planning Commission felt it would be good to keep the options open.
- There was discussion about some of the possible issues and how they may be resolved if Millville connects to the Bessie Lane at about 200 South.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Motion to adjourn: H Hansen, second – B Nielsen

Vote: **Yea:** **H Hansen, B Nielsen, L Raymond, W Simmons**
 Nay: **None**
 Abstained: **None**
 Excused: **R James**

Meeting adjourned at 7:30 pm.

Minutes prepared and recorded by C Craven.

Larry Raymond, Chairman

Caroline Craven, Secretary